

LOT SPLIT SURVEY FOR
ROGER BROCKBANK
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL A

Commencing at the Southwest Corner of Section 29, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence North 89°58'33" East 809.00 feet along the South line of the SW1/4 of said Section to the TRUE POINT OF BEGINNING;
Thence North 00°01'27" West 199.65 feet perpendicular to said South line;
Thence South 89°48'53" East 99.99 feet along a chain link fence to a fence corner;
Thence South 04°10'09" East 86.80 feet along a chain link fence to a fence corner;
Thence South 00°01'27" East 112.70 feet to said South line;
Thence South 89°58'33" West 106.26 feet to the TRUE POINT OF BEGINNING,
containing 0.48 acres. Said parcel being subject to that portion being used as public road right-of-way.

DESCRIPTION OF PARCEL B

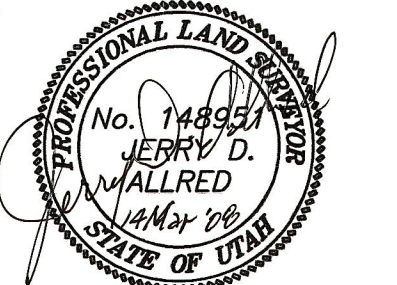
Commencing at the Southwest Corner of Section 29, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence North 89°58'33" East 915.26 feet along the South line of the SW1/4 of said Section to the TRUE POINT OF BEGINNING;
Thence North 00°01'27" West 112.70 feet perpendicular to said South line to a fence corner;
Thence North 04°10'09" West 86.80 feet along a chain link fence;
Thence North 89°48'53" West 99.99 feet along a chain link fence;
Thence North 00°01'27" West 129.36 feet perpendicular to said South line;
Thence North 89°58'33" East 260.00 feet parallel with said South line;
Thence South 00°01'27" East 329.01 feet to said South line;
Thence South 89°58'33" West 153.74 feet to the TRUE POINT OF BEGINNING,
containing 1.48 acres. Said parcel being subject to that portion being used as public road right-of-way.

NARRATIVE

This survey was performed at the request of Roger Brockbank for the purpose of dividing the parcel shown on this plat into two lots. This survey is based on two previous surveys made in 2002 and 2006. The plots of these surveys are filed as County Surveyor file numbers 1248 and 1815. The narratives from these surveys are included as part of this survey. An existing chain link fence was used as the dividing line for the two parcels described by this survey.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor
Utah Certificate Number 148951

CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY PLANNING COMMISSION.

CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.

ATTEST: CLERK

MAYOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.
FILING NO. _____

FOUND DUCHESNE COUNTY
MONUMENT AT 1/4 COR

County Surveyor File # 2002
JERRY D. ALLRED & ASSOCIATES
SURVEYING CONSULTANTS
121 NORTH CENTER ST. - P.O. BOX 975
Duchesne, Utah 84021
(435) 738-5352

13 MAR 2008

06-121-012

NARRATIVE FROM PREVIOUS SURVEY (COUNTY SURVEYOR FILE NO. 1248)

This survey was performed at the request of Intermountain Farmers Association (IFA) for the purpose of marking on the ground IFA's west boundary line. A copy of a plat of a survey done by Richard K. Johanson dated 2 Feb 1999 was provided by IFA. A review of this plat revealed that Mr. Johanson had failed to locate the Duchesne County monuments which mark the Southwest Corner and South Quarter Corners of Section 29. Instead he used section corners one mile to the west and east to determine the basis of bearings and beginning point for his survey. This survey located the Southwest Corner and South Quarter Corner of Section 29 as recorded in the Duchesne County Surveyor's corner tie sheets. These corners were used to define the south line of the SW1/4 of Section 29. The State Highway right-of-way lines were determined by mapping the positions of existing highway curb and gutter and right-of-way fencing on both sides of the highway for approximately one mile along the highway. Using this data the locations of the highway right-of-way lines were established. All of the cardinal North-South lines of the several parcels which came from the original Everett parcel were originally surveyed perpendicular to the South line of the SW1/4 of Section 29 as they were parceled off the parent parcel owned by Zola Everett. This practice was followed to determine the points of record shown on the plat. Most of the deeds in the chains of title for parcels in this area make extensive use of the term "more or less" in describing the bearings and distance of the boundary lines. However, there are several monuments called for in the deeds: calls for specific points in relationship to the section corner, calls for lines along existing fences, and calls for the South right-of-way line of the State Highway. All of these calls take precedence over the called for bearings and distances and they have been used by this survey to determine the location of the west boundary line of the IFA property. The west property line of the IFA property was then marked on the ground using 1/2"x24" rebar for line points.

NARRATIVE FROM PREVIOUS SURVEY (COUNTY SURVEYOR FILE NO. 1815)

This survey was performed at the request of Roger Brockbank for the purpose of marking on the ground the corners of the parcels shown on this plat. Data from a previous survey performed in 2002, the plat of which is file no 1248 in the Duchesne County Surveyor's survey records was used as the basis of this survey. The narrative on that survey plat is hereby made a part of this record of survey. The parcel corners were monumented as indicated hereon.

LEGEND AND NOTES

--- EXISTING FENCE

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

NORTH

SCALE: 1"=100'

